

**District III Advisory Board Minutes**  
**Sept. 2, 2009**  
[www.wichita.gov](http://www.wichita.gov)

The District III Advisory Board meeting was held at 7 p.m. at the Wichita Water Center at 101 E Pawnee. Eight District Advisory Board members were in attendance; 13 City staff and 17 members of the public were present (one did not sign in).

**Members Present**

Teresa Cook  
Charlotte Foster  
Jim Gulick  
Joann Hartig  
DeWayne Kitchen  
Brian Nelson  
Billie Tucker  
Bill Ward  
Council Member Jim Skelton

Mark Cowel, WFD  
Frank Buck, WFD  
Ryan Williams, WFD  
Mark Stanberry, Housing & Comm Services  
Lt. Scott Heimerman, Patrol South  
Sgt. Brett Stull, Patrol South  
Officer Al Demby, Patrol East  
Officer Barry Gomes, Patrol South  
Janice Edwards, CMO  
Kay Johnson, Environmental Services  
Natalie Snyder, Environmental Services  
Janet Johnson, Neighborhood Services

**Members Absent**

Judy Dillard  
John Kemp

**Guests**

Listed on the last page

**Staff Present**

Division Chief Mike Menges, WFD

**ORDER OF BUSINESS**

At 7:05 p.m. **Council Member Jim Skelton** called the meeting to order. The meeting minutes from July 1, 2009, were approved **8-0**.

**PUBLIC AGENDA**

**Scheduled items**

**No items**

**Non-Scheduled items**

**Jim Gulick (Tucker)** made a motion to add the Cornejo C&D landfill as an agenda item.  
**Motion passed 8-0.**

**Linda Novotny, 1209 Jump**, said she is very concerned about the discussions to put a jail facility at the Honeywell building; she wanted to know how the Council Member felt about it. **Council Member Skelton** said he does not support this idea and he feels the County is getting ahead of itself. He said he will fight it with bare knuckles if necessary as 400 prisoners is a striking number.

**Jim Gulick** said he is concerned because the County doesn't have a good track record when it comes to seeking neighborhood input.

### **BOARD BUSINESS**

**Council Member Skelton** welcomed Brian Nelson as the newest DAB member. Brian is from the Fairfax Neighborhood Association.

**Janice Edwards, Deputy City Clerk**, swore in the District III Advisory Board members.

### **STAFF REPORTS**

#### **Community Police Report**

**Officer Al Demby, 32 Beat Patrol East**, reported he is temporarily filling in for Officer Anne Mackey as the Beat Coordinator. He said they are currently doing a series of special assignments at a club located at GWB and Lincoln. He said they started the special assignments three weeks ago and have made several arrests and issued a number of tickets at the location. **Council Member Skelton** inquired about recent events at Harry and Ollies. **Officer Demby** did not have the information on that club. **Charlotte Foster** wanted to know if any burglars had been arrested. **Demby** said yes, they recently arrested five suspects in the area of Rock and Orme and they believe they may be tied to a number of area burglaries.

**James Burleigh, 2110 S. Water**, said there was a recent drug bust on his block and he was concerned because there were three children in the home. He wanted to know if police could do anything about having the children removed and the people evicted from the home. **Richard Hill, 4555 S. Laura**, said he is a landlord and you can't evict someone just because they got arrested.

**Officer Barry Gomes, 28 Beat Patrol South**, said things have been pretty quiet on his beat. He said they recently did a DUI check lane that was successful and they are seeing an increase in auto thefts in the 3700-4500 blocks of South Broadway.

**Sgt. Brett Stull, CP supervisor Patrol South**, reported that overall crime is down since last month. He said Patrol South has been running larceny stings in Old Town and most of the issues are related to people leaving valuables in their vehicles in plain sight. He reported auto thefts are up in the 27 beat, but burglaries are down in the 26 beat and larcenies are down in the 24 beat. Staff has been conducting a number of warrant sweeps and domestic violence re-contacts. Additionally, Patrol South has implemented a new project called IMPACT, whereby, after a serious crime occurs in a neighborhood, a day or two later, police will park squad cars at each end of the block and use lights and sirens to attract people. Once citizens come out, the Officers give them a briefing and answer questions regarding the situation. **Sgt. Stull** said so far it has been a successful method for sharing information with citizens.

### **Wichita Fire Department Report**

**Division Chief Mike Menges** announced that Station 22 opened on August 8 and **Council Member Skelton** rode out on the first call. He said in 15 days they have made 95 calls with an average response time of two minutes and 59 seconds. He said a year ago the average response time for this area was four minutes and 49 seconds, so this shows it's in a very good location. The ribbon cutting ceremony was held on Aug. 26 and had a great turnout. Council Member Skelton said expectations are that the new fire stations that were built on the east and west sides will respond to around 700 calls the first year, while the south station is expected to handle around 2300 calls.

**Larry Manny, 1116 Alturas**, asked if they are going to put a stop light in on Hydraulic; **Menges** said yes, they are currently working on that.

**Action: Receive and file.**

### **NEW BUSINESS**

#### **Request for Resolution of Support for Application for Housing Tax Credits (Greenway Park Apartments)**

**Mark Stanberry, Housing and Community Services**, presented a request from Intercontinental Affordable Housing, for a City Council resolution of support for an application for four percent Housing Tax Credits in connection with the acquisition and renovation of the Greenway Park Apartments. The developers are also applying for bond financing from the City, in the approximate amount of \$6,000,000.

The Greenway Park Apartments complex is located at 404 W. Pawnee. According to the documentation submitted in connection with the request, the apartment complex offers a total of 91 one-bedroom/one bathroom units, which are 567 square feet in size. The project scope involves a general renovation, including repairs to stucco and vinyl siding, new carpet in the apartment units and common areas, replacement of refrigerators/appliances as needed, installation of new kitchen cabinets, interior/exterior repainting, conversion of hot water tanks to electric tank-less water heating systems, new HVAC systems, installation of a security camera system, replacement of light fixtures as needed, minor landscape repairs/updating and parking lot repairs.

**Paul Feleciano and Jey Samuel**, from the development group, said there are currently 90 senior citizens who live in the complex and they plan on keeping these individuals in their homes. They also plan on using local vendors and contractors to do the renovations and improvements to the property. Renters in this complex currently qualify for HUD assisted rent and the developer said they plan to ask HUD for a 20-year contract so this complex will be able to continue to provide affordable housing to low income seniors.

**Joann Hartig** wanted to know if there would be an onsite manager; **Samuel** said yes.

**Bill Ward** asked if the current contract rent is \$441 a month currently, would there be a change under the new owners? **Samuel** said HUD does a rent comp study and they are waiting for the results on that to come back.

**Charlotte Foster** had a question on how the funding mechanism works. **Samuel** explained that they aren't asking the City for any funding, but rather for the City to approve the tax exempt financing mechanism. **Council Member Skelton** said the City will basically provide a stamp of approval, not funding. **Foster** wanted to know if the new owners would be paying property tax; **Samuel** said yes, this has nothing to do with the property taxes.

**Jim Gulick** said he didn't understand the figures provided and why there was around an additional 40 percent of financing beyond the acquisition and improvements. **Stanberry** explained the funding went toward things like interest on the construction loan, originating fees, etc., and **Council Member Skelton** showed **Gulick** the documents the developer had provided that outlined all the costs. **Stanberry** explained that the DAB's role wasn't really to examine all of the financial aspects of the application, but rather to review and approve the tax exempt mechanism.

**Teresa Cook** wanted to know if any of the residents would be displaced during the renovations. **Samuel** said no, most of the work will be cosmetic; however, in some instances the residents wouldn't be able to use their kitchen for a day or two and the developer would provide the residents a meal allowance so they could go out to eat.

**Joann Hartig** said it would be very bad for the neighborhood if this facility lost its HUD funding and she appreciates that the developer is trying to keep that in place.

**Richard Hill, 4555 S. Laura**, had questions about the amount of financing the developer is going to put up. **Samuel** explained it's just like a regular mortgage where his group will pay the monthly mortgage payment but the interest will be tax exempt.

**Joann Hartig (Gulick) made a motion to recommend adoption of the resolution of support for the Housing Tax Credit Application.**

**Action: Motion passed 8-0.**

**Lower Arkansas River Water Quality and the Wichita Watershed Assessment Restoration and Protection Strategy (WRAPS) Program**

**Kay Johnson, Director of Environmental Services**, reported that the Kansas Department of Health and Environment (KDHE), is actively engaged in developing a WRAPS Program for the Lower Arkansas River watershed within the City limits. Environmental Services has retained Geotechnical Services Inc., (GSI) to help complete the initial grant requirements. This project is part of a coordinated effort by City of Wichita and Sedgwick County, as well as other federal, state, local agencies and private sector organizations to develop a watershed restoration and protection strategy for the Arkansas River watershed. This Kansas program has been developed in part to provide state funding for making improvements in impaired river basins and lakes.

**Johnson** said 63 percent of Kansas lakes and streams are impaired. **Jim Gulick** asked where the problem starts. **Johnson** said we get the pollutants delivered to us and then we add to it. She did point out that the Little Arkansas is much cleaner than the Big Ark.

**Johnson** said her staff and representatives from GSI will be attending neighborhood association meetings to talk about the project and they are also looking for volunteers to serve on the leadership team.

**Larry Manny, 1116 Alturas**, said he would encourage building a dam any further south than the Johnny Mack Bridge because he believes it could cause homes to flood. **Johnson** said that is always a concern and it's important to look at that potential before any changes are made to the gradient.

**James Burleigh, 2110 S. Water**, said he thinks it would be nice to have a second dam south of the Johnny Mack Bridge. **Council Member Skelton** said because of the elevation, it's his understanding one would be needed at Lincoln and another at the Johnny Mack.

**Charlotte Foster** asked what the quality of water is coming out of the sewer plant; **Johnson** said it's a lot better than what's coming into the city via the river.

**Johnson** did note that recent efforts have already made a positive impact on the river. She said in 2008, the fish studies in the river revealed 44 different species of fish. She said in 1989 when the study was done there were only 15 species living in the river. She also pointed out the last study revealed a number of environmentally sensitive fish living in the river, which is a very good indicator.

**Jim Gulick** said he didn't understand why the State of Kansas would sue Colorado of the amount of water it's withholding and not sue for the pollutants coming in via the rivers. **Johnson** said a lot of what we've got in downtown Wichita is not Colorado's fault.

**State Representative Geraldine Flaherty** said the Republic River enters Kansas from Nebraska and the State has sued Nebraska in the past for water pollutants.

**Johnson** said they not only want to encourage cities to do things to prevent water contamination, but citizens as well.

**Brian Nelson** said he understands that part of the problem in the past has been a lack of community involvement, but it's hard to get citizens involved when there is currently so little to attract them to the river. He pointed out about the only thing we have is a bike path.

**Dave Robbins, 920 Silverdale Court**, said you used to be able to boat on the river and wanted to know why that's no longer available. **Johnson** said you can still boat on the river, but the business that used to provide boats for this activity no longer exists.

**Charlotte Foster** wanted to know if Hoyt Hillman has been included in this project; **Johnson** said he is very involved.

**Action: Receive and file.**

**Cornejo C&D landfill**

**Jim Gulick** referred to a media release from KDHE where they are seeking public comment about a two acre expansion and want to increase the elevation; he said he thinks the DAB is obligated to in some manner convey to KDHE the previous discussions and concerns surrounding this facility.

**Kay Johnson** said KDHE has confirmed that the Cornejo application is consistent with the action taken by the City Council last April. **Council Member Skelton** asked **Johnson** to set up a meeting for him with the appropriate Department heads.

**Charlotte Foster** said she's concerned about the landfill polluting the river. **Johnson** said there is supposed to be a 300 foot buffer. **Foster** said at the last DAB meeting Ron Cornejo told her he would take her on a tour of the place, and she hasn't been in there yet.

**Larry Manny, 1116 Alturas**, said he thinks it's time to "cut him off."

**Jim Gulick** wanted to know if anyone has seen the application. **Johnson** said she has seen it and it's available for anyone to view at the library. **Johnson** also said that KDHE has told her that the Sept. 30<sup>th</sup> meeting will be postponed for a couple of weeks.

**DeWayne Kitchen** said he finds it frustrating that citizens have been fighting this issue for years and KDHE has never bothered to show up for a meeting and listen to citizen concerns. **Johnson** said KDHE is now listening.

**Rep. Geraldine Flaherty** said in the past she and the K-15 Neighborhood Association were the only ones concerned about this and she is very grateful now that more people are speaking up. She said in her opinion KDHE never should have issued the permit to begin with.

**Meeting was adjourned.**

The next regularly scheduled meeting for District Advisory Board III will be held at 7 p.m., Oct. 7, 2009, at the Water Center at 101 E. Pawnee.

Respectfully submitted,

Janet Johnson, Neighborhood Assistant – District III

**Guests**

Elena Ingle	3608 Meadow Lane
Rep. Geraldine Flaherty	Wichita
Lynda Novotny	1209 Jump
Kathy Manny	1116 Alturas
Larry Manny	1116 Alturas
James Burleigh	2110 S. Water
Paul Feleciano	815 Barbara
David Robbins	920 Silverdale Ct.
Donna Thorton	2714 Southfork
Claudia Lee	2826 Greenwood
Katie Arnold	6024 S. Walnut
Bill Barnes	2707 S. Hillside
Goldie Barnes	2707 S. Hillside
Richard Hill	4555 S. Laura
Carole Campbell	2821 S. Mosley
Jey Samuel	13701 Wheeler Pl